

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING - MINUTES  
JUNE 28, 2016 – 7:00PM  
GOSHEN TOWN HALL CONFERENCE ROOM – 42 NORTH STREET**

**PRESENT:** Chairman Don Wilkes, Cynthia Barrett, Mark Harris, Lu-Ann Zbinden; Alternates Thomas Carey and Laura Lemieux; Town Planner and Zoning Enforcement Officer Martin Connor, AICP.  
**ABSENT:** Russ Hurley; Alternate Rick Boger-Hawkins.

**1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.**

Chairman Don Wilkes called the meeting to order at 7:30PM. All regular members present were seated for the evening. Alternate Thomas Carey was seated for Russ Hurley.

**2. READING OF THE MINUTES:**

**A. May 24, 2016 regular meeting.**

**MOTION** Mr. Harris, second Ms. Barrett, to approve the minutes of the May 24, 2016 regular meeting as written; unanimously approved.

**3. PUBLIC HEARINGS:**

**A. C. William Gregware, 416 Old Middle Street – Special Permit per Sections 3.4.2, 3.3.2, and 5.6.2 to Operate a 5-Room Bed and Breakfast Establishment in the RA-5 Zone.**

The Recording Secretary read into the record the legal notice for this matter and acknowledged proof of notice to abutting property owners. Mr. Connor read into the record his report regarding this matter. He noted that the proposal received approval from both the Torrington Area Health District and the Fire Marshal.

Mr. Gregware addressed the Commission and explained that he believed the proposal would improve the value of his property as well as ensuring a historic Goshen home would remain preserved. He explained he planned to work on having the property, built in the 1700s, placed on the Historic Register. Ms. Zbinden noted that this was the very property she had urged the Open Space Commission to add to their list of historic places in the town.

Mr. Gregware stated that the B&B would likely be named the "Diamond Creek B&B".

Mr. Wilkes opened the floor to public comment; however, no one was present in the audience to speak for or against the application. Mr. Connor stated that, in his opinion, the application was complete.

**MOTION** Mr. Harris, second Ms. Zbinden, to close the public hearing in the matter of **C. William Gregware, 416 Old Middle Street – Special Permit per Sections 3.4.2, 3.3.2, and 5.6.2 to Operate a 5-Room Bed and Breakfast Establishment in the RA-5 Zone** at 7:44PM; unanimously approved.

**4. OLD BUSINESS:**

**A. C. William Gregware, 416 Old Middle Street – Special Permit per Sections 3.4.2, 3.3.2, and 5.6.2 to Operate a 5-Room Bed and Breakfast Establishment in the RA-5 Zone.**

The Commission reviewed the maps and plans for this proposal. Mr. Connor recommended approval of the application.

**MOTION** Mr. Harris, second Ms. Zbinden, to approve the application in the matter of **C. William Gregware, 416 Old Middle Street – Special Permit per Sections 3.4.2, 3.3.2, and 5.6.2 to Operate a 5-Room Bed and Breakfast Establishment in the RA-5 Zone**; unanimously approved.

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**5. NEW BUSINESS:**

No business was discussed.

**6. ZONING ENFORCEMENT OFFICER'S REPORT:**

Mr. Connor updated the Commission regarding the status of his efforts in response to the zoning complaint filed by Henrietta Horvay at last month's meeting. Ms. Zbinden pointed out that the minutes from the May 24<sup>th</sup> meeting did not reflect the Commission's discussion regarding this issue; however, they had already been approved as written.

**MOTION** Mr. Carey, second Mr. Harris, to accept the Zoning Enforcement Officer's Report from May 25, 2016 to June 28, 2016; unanimously approved.

**7. CORRESPONDENCE.**

The Commission discussed the upcoming 5<sup>th</sup> Thursday program sponsored by the Northwest Hills Council of Governments. The program was to be held at South Farms, at 21 Higby Road in Morris.

**8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

**A. Discussion and Possible Action to Schedule Public Hearing regarding 2016 Draft Plan of Conservation and Development.**

The Commission, having received a copy by email the week prior, briefly reviewed and discussed the draft Plan of Conservation and Development. Mr. Connor explained that he had added two new sections pertaining to Hazard Mitigation & Emergency Management as well as Sustainability. He explained that the draft included input from the First Selectman, town businessmen, the Lake Weed Committee, the Woodridge Lake Sewer District, and the Water Pollution Control Authority.

The draft document had been given to the Northwest Hills Council of Governments for their review, as required by State Statute.

**MOTION** Ms. Zbinden, second Mr. Harris, to schedule a public hearing for the possible adoption of the Draft 2016 Plan of Conservation and Development for Tuesday, July 26, 2016 at 7:30PM; unanimously approved.

**9. ADJOURNMENT:**

**MOTION** Ms. Zbinden, second Mr. Hurley to adjourn the meeting at 8:05PM; unanimously approved.

Respectfully submitted,

Stacey M. Sefcik  
Recording Secretary